



HISTORIC PRESERVATION COMMISSION MEETING AGENDA November 16, 2022

Tom Baker Meeting Room	3:00 p.m.	City-County Office Building
<p>The City of Bismarck encourages citizens to provide their comments via email to planning@bismarcknd.gov. The comments will be sent to the Historic Preservation Commissioners prior to the meeting and included in the minutes of the meeting. To ensure that comments are compiled and forwarded to the Historic Preservation Commission with enough time to review all comments, please submit your comments no later than 12 noon the day of the meeting. Comments should also include which agenda item number or topic your comment references and your name (anonymous</p>		<p>comments will not be forwarded to the Historic Preservations Commissioners or included in the minutes of the meeting). If you would like to appear via video or audio link for a 3-5-minute comment on a public hearing item, please provide your e-mail address and contact information to whutchings@bismarcknd.gov at least one business day before the meeting.</p> <p>As always, live meeting coverage is available on Government Access Channels 2 & 602HD, Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org</p>
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MINUTES

1. Consider approval of the minutes of the October 19, 2022 meeting of the Bismarck Historic Preservation Commission.

PUBLIC COMMENT

2. **Public Comment:** The public comment period is available for residents and other interested parties to address items on the agenda or any general public input for consideration by the Historic Preservation Commission.



REGULAR AGENDA

3. **SHSND HPF Subgrant Review – Hoskins-Meyer Building**3
4. **SHSND HPF Subgrant Review – 1023 West Highland Acres Road** 10
5. **Potential Projects for 2023 HPF Grant Application** 16
6. **Update on Historic Timeline – Commissioner Jackson**

OTHER BUSINESS

7. **Other Business**

ADJOURNMENT

8. **Adjourn:** The next regular meeting date is scheduled for December 21, 2022 at 3:00 PM in the Tom Baker Meeting Room.

MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commissioners

FROM: Kim L. Lee, AICP, Planning Manager

SUBJ: SHSND HPF Subgrant Review – Hoskins-Meyer Building

DATE: November 9, 2022

The State Historical Society of North Dakota (SHSND) is requesting Bismarck Historic Preservation Commission review and comment on a Historic Preservation Fund (HPF) Subgrant for the Hoskins-Meyer Building at 200 North 4th Street.

As outlined in their application, the proposed project would restore the property's exterior to its original appearance which, based on historical photographs and information contained within the 2001 Downtown Bismarck Historic District nomination, complete with Classical Revival detailing including arched openings and corbeled dentils. KFYR TV's historic brickwork was covered up in 1958 with porcelain panels, considered at the time a move to modernize. While the mid-century exterior materials are now considered historic, the change did occur beyond the period of significance defined in the district's National Register listing (1872-1951). A local mason was hired to remove a sample of the panels, in order to examine the integrity of the original brickwork, and reported that the historic brick underneath the porcelain panels is pristine.

Relevant portions of the application to the SHSND are attached for your information.

This property is located in the DC – Downtown Core zoning district and the proposed project would also be subject to the City's Downtown Design Review process.

Staff Recommended Action:

Review the proposed project and provide comments on any potential historic impacts.

Attachments: Draft Declaration
Historic Preservation Fund Grant Application (part)



DECLARATION

The Bismarck Historic Commission, on behalf of the City of Bismarck, has been advised of the proposed Historic Preservation Fund Subgrant for the Hoskins-Meyer Building at 200 North 4th Street to restore the property's exterior to its original appearance, and hereby finds that the proposed project WILL/WILL NOT have an adverse impact on the subject property or on any adjacent historic properties.

The following concerns were noted by the Bismarck Historic Preservation:

Amy Sakariassen, Chair
Bismarck Historic Preservation Commission

Dated: _____



KFYR TV building, Historic Preservation Fund application narrative

Section One:

KFYR TV's building exists at 200 North Fourth Street in downtown Bismarck. Also known as the Hoskins-Meyer Building (32BL199) it is considered a contributing property in the National Register-listed Downtown Bismarck Historic District. As described in a 2001 update to the National Register nomination for the District, the early 1900s building stands today as a two-story corner office block with an International Style veneer on its street facades. Situated at the heart of the City's commercial core, it has played an important role in local history, particularly that of area news and broadcast journalism. It was built in 1908 and was originally a printing office and home to the Bismarck Tribune through the 1910s. The retail space historically housed Robert D. Hoskins' and Philip Meyers' book, stationery, and office supplies store—hence its historical name, the “Hoskins-Meyers Block.” Later, in the mid-1920s, Meyer operated an experimental radio station here that came to be known by its call letters “KFYR.”

The physical condition of the KFYR TV building (as it is better-known today) given that it was built in 1908, is in very good working condition. The building is currently used to house roughly 65 full time employees who work and operate our local television station on a daily basis. In addition, the KFYR TV building houses, and rents to four local companies, including CoSchedule, BB's Bath Bakery, Your Own Two Wings boutique and Luna Nox boutique.

The proposed project is to restore the property's exterior to its original appearance which, based on historical photographs and information contained within the 2001 Downtown Bismarck Historic District nomination, was (and is) complete with Classical Revival detailing including arched openings and corbeled dentils. On December 29, 1908, upon its completion, the *Bismarck Tribune* described the building as, “a model of its kind.” KFYR TV's historic brickwork was covered up in 1958 with porcelain panels, considered at the time a move to modernize. And while the mid-century exterior materials are now considered historic, the change did occur beyond the period of significance defined in the district's National Register listing (1872-1951). We feel strongly that our staff, tenants, our neighbors and community members, travelers, and visitors deserve to see this building returned to its original, character and condition—in acknowledgment and recognition of the building's important and long-standing association with early business and local news broadcasting in Bismarck.

We hired a contractor to remove a sample of the panels, in order to examine the integrity of the original brickwork. Jim Fetter, owner of Fetter Masonry, reported that the historic brick underneath the porcelain panels is pristine! Should we be awarded a grant through the Historic Preservation Fund, our intention is that no original materials will be altered, in fact they will be restored and exposed to viewing for the first time in 64 years.

Section Two:

Treatment to the KFYP TV building will include careful removal of all exterior porcelain panels, and the firing that was used to attach them. In addition, tuck-pointing and color match detailing will ensure a return to this historic facade which the public knew from 1908 to 1958. Below is a picture of the KFYP TV building from 1917, this will be our final product. Also included below is a current photo of the KFYP TV Building. The contrast between these two photos is stark; notable also is the footprint and original design that the KFYP TV building has had on the Bismarck-Mandan community for 114 years. Our desire is to utilize this grant in order to showcase this pearl of the community and the grand effects this grant, should we be awarded, is capable of producing.



Section Three:

Fetter Masonry will be contracted for the work to be done on the KFYP TV building to ensure a return to original historic character. Existing façade removal, awning removal, new brick work, tuck pointing, color match and recapping of roof line will all be contracted to Fetter Masonry. Fetter Masonry would be the chosen contractor since they have decades of experience rehabbing, rebuilding, revitalizing, and restoring historic storefronts, homes, and buildings. Fetter Masonry is a high quality local masonry business.

Current KFYP TV building photograph:



Budget for historical preservation & restoration, KFYP TV building:

removal of existing facade=	\$17,695
refurbish and re-tuck original brick=	\$73,705
sidewalk closure, incidentals=	\$7,700
windows, street level=	\$85,737
new signage=	<u>\$17,919</u>
total project=	<u>\$202,756</u>

August 31, 2022

Members of the State Historical Society Grants Review Committee,

I am writing to support the application for Historic Preservation grant funding for the project presented by KFYZ News by the General Manager Barry Schumacher. I speak for myself in this matter, as the request for a support letter did not reach Bismarck's Historic Preservation Commission until after the August meeting. Our next regularly scheduled meeting will not occur until later in September, a date too late for this grant deadline. However, I am at present the Chair of the HPC, and am comfortable in giving my personal opinion about the application. As a life-long preservationist, I believe that the project to address the façade of the building owned by KFYZ's parent company, returning its outward appearance to a more original state, is one which we should all be pleased to see take place. As an Advisor to the National Trust for Historic Preservation, I am well aware of the economic and social benefit to the community that such interest in restoration of properties of such local significance creates.

I am pleased to see that efforts made by dedicated Bismarck preservationists, educators, and historians in recent years have in fact influenced public awareness of the value of recognizing places that connect us to our shared historic past. I believe that Mr. Schumacher's grant application is one all preservationists should happily support. The property occupies a highly visible location in the heart of the Bismarck Downtown Historic District. A preservation project on the building will be attention-getting and will likely trigger other owners of previously altered buildings to consider similarly appropriate renovations. All of this is healthy for the businesses of the downtown, and exciting for the members of the supporting community.

I respectfully ask that you view the grant funding application with favor.

Sincerely,

Amy Guthrie Sakariassen

603 N. Mandan St.

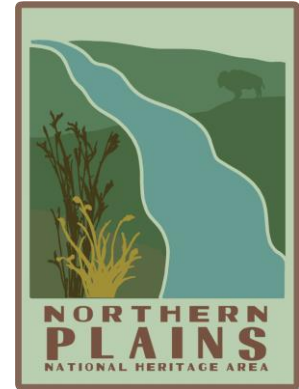
Bismarck, N.D. 58501

701-202-2950

yippity@hotmail.com

August 9, 2022

Attn: Amy Munson
Grants & Contracts Officer
State Historical Society of North Dakota
612 E Boulevard Avenue
amunson@nd.gov



**RE: Letter of Support to Historic Preservation Fund: Historic Hoskins-Meyer Building,
aka KFYR Building, 200 N. 4th Street, Bismarck, 58501**

As champions of past, present, and future heritage recreation projects within the footprint of the Northern Plains National Heritage Area, the Northern Plains Heritage Foundation offers advance thanks to the State Historical Society of North Dakota (SHSND) Historic Preservation Fund (HPF) Development Grant Program for accepting this letter of unconditional support for the application submitted on behalf of the historic Hoskins-Meyer Building/KFYR Building at 200 N. 4th Street, Bismarck, North Dakota 58501.

This proposed project checks all the boxes for the SHSND HPF Development Grant Program's efforts for preservation, restoration, and rehabilitation to its 1908 aesthetic. This project is also a singular contribution to bolstering the historic integrity of the Bismarck Downtown Historic District.

Advanced thanks for your strongest consideration of this proposed project.

Sincerely,

A handwritten signature in blue ink that reads "Aaron L. Barth". The signature is stylized with a large, sweeping "A" and a long, horizontal line extending from the "B".

Aaron L. Barth, PhD
Executive Director



MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commissioners

FROM: Kim L. Lee, AICP, Planning Manager

SUBJ: SHSND HPF Subgrant Review – 1023 West Highland Acres Road

DATE: November 9, 2022

The State Historical Society of North Dakota (SHSND) is requesting Bismarck Historic Preservation Commission review and comment on a Historic Preservation Fund (HPF) Subgrant for the single-family residence at 1023 West Highland Acres Road.

As outlined in their application, the proposed project would replace old three-tab shingles with asphalt shingles in order to maintain the integrity of both the interior and exterior of the home. The proposed roof replacement would also improve the aesthetics of the home and the surrounding historic neighborhood.

Relevant portions of the application to the SHSND are attached for your information.

Staff Recommended Action:

Review the proposed project and provide comments on any potential historic impacts.

Attachments: Draft Declaration
Historic Preservation Fund Grant Application (part)



DECLARATION

The Bismarck Historic Commission, on behalf of the City of Bismarck, has been advised of the proposed Historic Preservation Fund Subgrant for the single-family residence at 1023 West Highland Acres Road to replace the roof, and hereby finds that the proposed project WILL/WILL NOT have an adverse impact on the subject property or on any adjacent historic properties.

The following concerns were noted by the Bismarck Historic Preservation:

Amy Sakariassen, Chair
Bismarck Historic Preservation Commission

Dated: _____

1023 West Highland Acres Rd, Bismarck, ND 58501

Section 1:

The physical condition of our property at 1023 West Highland Acres is well maintained and in excellent condition, except for the roof. Our roof has very old three tab shingles that need replacing. This is important to maintain the integrity of the interior and exterior of the home, as well as the added benefit of aesthetics to add to the historic Highland Acres area. We currently reside in the home and take great pride in keeping the home updated, while still maintaining its 1950's aesthetic.

That being said, I don't feel any historic materials will be altered by the addition of asphalt shingles on our home.

Section 2:

All existing roofing will be removed and replaced with asphalt shingles. This would be a preservation treatment to maintain the interior and exterior integrity of the home.

Section 3:

All existing roofing will be professionally removed and replaced with new asphalt shingles. The new roof will also include an ice and water barrier, underlayment, ridge cap and new sewer vents. Project estimates were received by Wegner roofing and Sealed Solutions.







MEMORANDUM

TO: Chair Sakariassen and Historic Preservation Commissioners

FROM: Kim L. Lee, AICP, Planning Manager

SUBJ: Project Ideas for 2023 Historic Preservation Grant Application

DATE: November 9, 2022

The following are project ideas, in no particular order, for inclusion in a Historic Preservation Grant application for 2023:

1. *Administration.* Administrative support for the Bismarck Historic Preservation Commission. The staff coordinator's typical Historic Preservation Commission duties include, but are not limited to, preparation of Historic Preservation Commission meeting packets; staffing Commission meetings; grant administration; and maintaining applicable records pertaining to current activities of the Historic Preservation Commission.
2. *Conferences and Training.* Attendance at conferences for Commissioners and staff and training for new Commissioners and staff.
3. *Historic Preservation Plan.* Completion of the Historic Preservation Plan started in 2020. A significant portion of the plan has been drafted and survey questions have been prepared and vetted. Remaining work includes finalizing the draft, updating the historic character section based on the Timeline and updating goals and objectives.
4. *Historic Banners.* Development of banners for the community's three historic districts – suggested 25 signs in the Cathedral Historic District, 20 in the Downtown Historic District and 35 in the Highland Acres Historic District. Some artwork has already been developed. It was previously suggested that signs within the Downtown Historic District would incorporate historical photos of buildings and people. We would also need to coordinate with the Downtowners on banners within the Downtown Historic District. The banners would be made of high-quality canvas material and would remain in place until they have deteriorated beyond repair. The estimated life of the banners is over 10 years.

5. *Walking/driving Tour Brochures.* Create a walking and/or driving tour brochure for the Highland Acres Historic District.
6. *Development of Inventory of Areas for Potential Survey.* Building upon the historical building permit documentation already developed, compile an inventory of areas throughout the community for potential survey and designation in the future.
7. *Multiple Property Submission and National Register Nomination of Four (4) Residences Designed by Purcell, Fieck and Elmslie.* The Bismarck Historic Preservation Commission has identified four (4) houses located in central Bismarck for a potential National Register of Historic Places (NRHP) Multiple Property Submission and Individual Nominations. Grant funds are sought to assist with associated costs to hire a qualified consultant(s) to complete any additional necessary research and the National Registration forms.
8. *Travelling Exhibit.* Conduct background research on the feasibility of development of a travelling exhibit on the history of Bismarck and the logistics of sharing it with the community.

**BISMARCK HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
October 19, 2022**

The Bismarck Historic Preservation Commission met on Wednesday, October 19, 2022 at 3:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. The meeting was held in person and via Zoom. Chair Sakariassen presided.

Commissioners present were Blake Dinkins, Calvin Grinnell, Tory Jackson, Beth Nodland and Amy Sakariassen.

Commissioners Walt Bailey and Mark Splonskowski were not present.

Staff members present were Sandra Bogaczyk – Office Assistant II, Ben Ehreth – Community Development Director, Kim Lee – Planning Manager and Stephanie Pretzer – Assistant City Attorney.

There were no guests present.

MINUTES

Chair Sakariassen called for consideration of the minutes of the September 21, 2022 meeting of the Historic Preservation Commission.

MOTION: A motion was made by Commissioner Nodland to approve the minutes of the September 21, 2022 meeting of the Historic Preservation Commission, as presented. The motion was seconded by Commissioner Grinnell and with Commissioners Dinkins, Grinnell, Jackson, Nodland and Chair Sakariassen voting in favor of the motion, the motion was approved.

PUBLIC COMMENT

Chair Sakariassen noted that there were no members of the public in attendance and did not ask for public comment.

DISCUSS POTENTIAL 2023 HPF GRANT APPLICATION

Ms. Lee asked Commissioners for potential project ideas for the 2023 Historic Preservation Fund (HPF) grant application.

Ms. Nodland reminded Commissioners of past projects introduced but not finalized including designing and hanging street banners with historical photographs. She also suggested that funds be made available for conferences and training, especially if new members or staff join the Commission. Mr. Jackson and Chair Sakariassen also expressed their interest in the downtown photo banners. Mr. Jackson stated that he liked the idea of showing buildings from a former age.

Mr. Dinkins reminded Commissioners of the reallocation of funds for the traveling exhibit and looking again at the original goals. He also stated that there is an existing map of proposed areas to hang the street banners and stated that some of those locations are in downtown.

Ms. Lee stated that the sesquicentennial banners are coming down in the spring of 2023 and the sign clips can be reused.

Mr. Jackson asked about the deadline for this application. Ms. Lee stated that she believed it was February and suggested Commissioners collect ideas for the grant this meeting to create a list from which to make the decision on what to fund at the December meeting.

There was discussion about a marketing plan for future projects and getting the timeline to the public.

Mr. Dinkins suggested funding walking tours of new historic districts. Ms. Nodland suggested it might be a driving tour.

Ms. Nodland suggested using funds for printing new runs of historic maps that will be needed at some point.

Mr. Jackson suggested that Commissioners look at the Preservation Plan already drafted but put on hold for the timeline project.

Chair Sakariassen suggested staff and Commissioners look at the aforementioned projects and the Plan for the next meeting.

Chair Sakariassen suggested an inventory of districts or homes built at a similar time to look at patterns and to possibly seek funding for the project. Ms. Lee stated that there is a GIS map showing buildings constructed at similar times for Commissioners to consider. Mr. Jackson suggested considering the Machining District for an historical survey to record the character of the neighborhood. Chair Sakariassen agreed and stated that due to possible infill projects, discerning the character and any artifacts in a neighborhood is important.

Ms. Lee stated that she has guidance from Commissioners to create a list for further discussion at the next meeting.

UPDATE ON HISTORIC TIMELINE

Mr. Jackson stated that the timeline is nearing completion and stated that 2500 copies will be printed and available in several public places. Chair Sakariassen stated that Commissioners need to project expenses for future printing.

Mr. Dinkins stated his support for having it available at the City-County Office Building for purposeful use for those who seek it, not as a free travel pamphlet one might pick up at a travel venue and then let it go unused.

Ms. Nodland suggested that a release party and presentations occur highlighting Bismarck's history. Chair Sakariassen agreed and suggested sending invitations to certain public groups with strong interests in the project. Mr. Jackson concurred that having a public event would be appropriate. Ms. Nodland suggested adding music and selecting an historic venue for the event.

Chair Sakariassen stated that the event would be a great place to advertise future ideas for the Historic Preservation Commission.

Ms. Nodland suggested establishing an editing protocol regarding any future submittals of historical events to add to the digital timeline and stated that it should be in place to mention at the release party. Chair Sakariassen volunteered to ask a suggested group about their protocol.

NORTH DAKOTA CLG CONFERENCE RECAP

At this time Chair Sakariassen entertained comments about Commissioners' experiences at the recent Certified Local Government (CLG) conference including speakers, presentations and differences between the ways Bismarck and other CLGs do work.

Ms. Nodland stated that she would like feedback from other CLGs about how they thought the meetings went and suggested staff design a survey. Ms. Lee stated that she could create a survey.

Chair Sakariassen thanked Janyce Froeschle for being an outstanding host during the tour of Highland Acres.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 3:46 p.m. to meet again on November 16, 2022 at 3:00 p.m. in the Tom Baker Meeting Room.

Respectfully Submitted,

Sandra Bogaczyk
Recording Secretary

APPROVED:

Amy Sakariassen, Chair